

# **Community Development Department**

16720 SE 271st Street • Suite 100 • Covington, WA 98042

Phone: 253-480-2400 • Fax: 253-480-2401

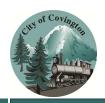
www.covingtonwa.gov

# PRELIMINARY SUBDIVISION WORKSHEET RELATING TO DENSITY AND DIMENSIONS

Several development regulations play a role in the creation of a subdivision within the City of Covington. Determining the allowable density, minimum density and a lot width on a piece of property can be confusing. This worksheet will assist you in correctly applying specific portions of the code and will be used to determine if a proposed subdivision or short subdivision meets the density and dimensions provisions of the Covington Municipal Code (Title 18).

This worksheet is designed to assist applicants and does not replace compliance with adopted local, state and federal laws.

Worksheet prepared by:	Date: name)
(print	name)
Subdivision Name:	
Comprehensive Plan Land Use Desig	nation:
Zoning:	
show the boundary between the land	n Land Use designation or zone classification exists for the property uses or zones and the area within each on the preliminary plat mapundary, transferring density across zones on that lot may be permitted 0.230.
Please comp	lete only the applicable portions of this form
I. <u>Site Area (CMC 18.20.1172) also s</u>	ee (CMC 18.30.080):
	horizontal area of the project site, less submerged lands as defined nich are required to be dedicated on the perimeter of a project site
sq/ft in submerged lan see CMC 18.20.825)	d (any land below the ordinary high water mark
+ square feet in perimete	er rights-of-way which will be required to be dedicated
= Total	



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Calculation: Gross norizontal a	rea of the project site
Total submerged	ands and rights-of-way
	e feet tinue calculations, convert site area in square feet to acres ding by 43,560
area si apply: whole Examp land a perime	calculating the site area for parcels in the US Zone, if the site hould result in a fraction of an acre, the following shall Fractions of .50 or above shall be rounded up to the next number and fractions below .50 shall be rounded down. le: If the site area in acres is 19.5 acres (less the submerged and less the area that is required to be dedicated on the eter of a project site for public right-of-way) the site area can nded up to 20 acres. No further rounding is allowed. (See CMC 080)
II. <u>Base Density</u> (CMC 18.30.030040 table	<u>es):</u>
The base density is determined by the zone d	esignation(s) for the lot du/acre
III. Allowable Dwelling Units and Rounding (	CMC 18.30.070):
The base number of dwelling units is calculate units per acre (from CMC 18.30.030040 tab	ed by multiplying the site area by the base density in dwelling les).
site area in acres (see Section ?	.) X base density (see Section II)
= allowable dwelling units	
Except as noted below, when calculations resnumber as follows:	ult in a fraction, the fraction is rounded to the nearest whole
A. Fractions of .50 or above shall be rounded	up; and
B. Fractions below .50 shall be rounded down	•
dwelling units. For example, if the cal	g is allowed when calculating the allowable number of culation of the number of dwelling units equaled 2.75, the ding up to 3 is not allowed. (See CMC 18.30.070(E)).



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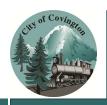
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## IV. Required On-site Recreation Space (CMC 18.35.150):

This section must be completed only if the proposal is a residential development if more than four dwelling units in the US and R zones, stand-alone townhouses in the NB zone on property designated Commercial Outside of Center if more than four units, or any mixed use development if more than four units. Recreation space must be computed by multiplying the recreation space requirement per unit type by the proposed number of such dwelling units (CMC 18.35.150). Note: The City of Covington has the discretion to accept a fee in lieu of all or a portion of the required recreation space per CMC 18.35.160.

Apartments and town houses developed at a density greater than eight units per acre, and mixed use must provide recreational space as follows: 200 square feet X proposed number of studio and one bedroom units 350 square feet X proposed number of two bedroom units 400 square feet X proposed number of three or more bedroom units Recreation space requirement (sq/ft) Recreation land value at \$ per sq/ft= \$ Recreation play equipment (market value) Total \$ Residential subdivisions, townhouses and apartments developed at a density of eight units or less per acre must provide recreational space as follows: 450 square feet X \_\_\_\_\_ proposed number of units = \_\_\_\_ Mobile home parks shall provide recreational space as follows: 260 square feet X \_\_\_\_\_ proposed number of units = \_\_\_\_ V. Net Buildable Area (CMC 18.20.797): This section is used for computing minimum density except in the Urban Separator zone. The net buildable area is the site area (see Section I) less the following areas: areas within a project site which are required to be dedicated for public rights-of-way in excess of sixty (60') of width \_\_\_\_\_ sensitive areas and their buffers, to the extent they are required by the City to remain undeveloped \_\_\_\_ areas required for above ground stormwater control facilities including, but not limited to, retention/detention ponds, biofiltration swales and setbacks from such ponds and swales areas required by City to be dedicated or reserved as on-site recreation areas. Deduct area within stormwater control facility if requesting recreation space credit as allowed by CMC 18.35.150 (Section IV) \_\_\_\_\_ regional utility corridors, and \_\_\_\_ other areas, excluding setbacks, required by the City to remain undeveloped

Total reductions



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Calculation:		
	Site area in square feet (see Section1)	
	Total reductions	
=	Net buildable area in square feet NOTE: Convert site area is square feet to acres by dividing b	by 43,560
=	Net buildable area in acres	
VI. <u>Minimum</u>	Urban Residential Density (CMC 18.30.060):	
mined by mu of the site in centage from	n density requirement applies only to the R-4 through R-8 zerolitiplying the base density in dwelling units per acre (see Secont acres (see Section V) and then multiplying the resulting proof the CMC 18.30.030 table. The minimum density requirementarin cases. (See CMC 18.30.060.)	tion II) by the net buildable area luct by the minimum density per-
Calculation:		
b	pase density in du/ac (see Section II) X Net buildable area in a	cres (see Section V)
= X	minimum density % set forth in CMC 18.30.030 or as adjusted	I in Section VII
= m	ninimum dwelling units required	
VII. <u>Minimum</u>	Density Adjustments for Moderate Slopes (CMC 18.30.100)	<u>):</u>
CMC 18.30.03 (see Section ' calculate the multiplying tl	evelopments in the R-4, R-6 and R-8 zones may modify the mi 30 based on the weighted average slope of the net buildable a V). To determine the weighted average slope, a topographic e net buildable area(s) within each of the following slope incre the number of square feet in each slope increment by the med accrement as follows:	rea of the site survey is required to ements and then
+ S0 T	q. ft 0-5% slope increment X 2.5% median slope value =	+ + + + + + +



Calculation:

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	total square feet adjusted for slope divide	ed by total square feet in net buildabl	le area
=	weighted average slope of net buildable a	irea	
=	$\_$ % (Note: multiply by 100 to convert to pe	ercent œ round up to nearest whole percent)	
	actor in CMC 18.30.030 table when calculati	ty factor. This density is substituted for the ming the minimum density as shown in Section VI	
	Weighted Average Slope of Net Building Area(s) of Site:	Minimum Density Factor	
	0% less than 5%	85%	
	5% less than 15%	83%, less 1.5% each 1% of average slope in excess of 5%	
	15% less than 40%	66%, less 2.0% for each 1% of average slope in excess of 15%	
+ 10,000	sq. ft 20-25% slope increment X 22.5% med	n slope value = nn slope value = + dian slope value = + dian slope value = +	
+	sq. ft 25-30% slope increment X 27.5% med	dian slope value = +	

3,250 Total square feet adjusted for slope divided by 30,000 Total square feet in net buildable area = .108333 Weighted average slope of net buildable area

3,250 Total square feet

adjusted for slope

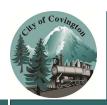
= 11 % (Note: multiply by 100 to convert to percent æ round up to nearest whole percent)

\_\_\_\_\_ sq. ft 30-35% slope increment X 32.5% median slope value = \_\_\_\_\_ \_\_\_\_ sq. ft. 35-40% slope increment X 37.5 % median slope value= \_\_\_\_\_

Using the table above, an 11% weighted average slope of net buildable area falls within the 5% -- less than 15% range which has a minimum density factor of 83%, less 1.5% for each 1% of average slope in excess of 5%. Since 11% is 6% above 5%, multiply 6 times 1.5 which would equal 9%. Subtract 9% from 83% for an adjusted minimum density factor of 74%. This replaces the minimum density factor in CMC 18.30.030 table.

30,000 Total square feet

in net buildable area



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### VIII. Maximum Dwelling Units Allowed (CMC 18.30.030 - .040):

This section should be completed only if the proposal includes application of residential density incentives (CMC 18.90) or transfer of density credits CMC 18.95). Maximum density is calculated by adding the bonus or transfer units authorized to the base units calculated in Section III of this worksheet. The maximum density permitted through residential density incentives is 150 percent of the base density (see Section II) of the underlying zoning of the development or 200 percent of the base density for proposals with 100 percent affordable units. The maximum density permitted through transfer of density rights is 150 percent of the base density (see Section II) of the underlying zoning of the development.

	base density in dwelling units per acre see (Section II) X 150% = maximum maximum density in dwelling units per acre X site area in acres = dwelling units allowed utilizing density incentives (CMC 18.90)	density
	base density in dwelling units per acre (see Section II) X 200% =maximum maximum density in dwelling units per acre X site area in acres =dwelling units allowed utilizing density incentives with 100 percent affordable units (CMC	_
	base density in dwelling units per acre (see Section II) X 150% =maximum maximum density in dwelling units per acre X site area in acres =dwelling units allowed utilizing density transfers (CMC 18.95)	
Calculatio	on:	
	<ul> <li>base allowable dwelling units calculated in Section III</li> <li>bonus units authorized by CMC 18.90</li> <li>transfer units authorized by CMC 18.95</li> <li>total dwelling units (cannot exceed maximum calculated above)</li> </ul>	

# IX. Minimum Lot Area For Construction (CMC 18.30.120):

Except as provided for non-conformances in CMC 18.85:

A. In the US and R zones, no construction shall be permitted on a lot that contains an area of less than 2,500 square feet or that does not comply with the applicable minimum lot width, except for townhouse developments, zero-lot-line subdivisions, or lots created prior to February 2, 1995, in a recorded subdivision or short subdivision which complied with applicable laws.